

4 Stowport Ave, Crace, ACT, 2911

AREA SPECIALIST

House For Sale

Sunday, 11 August 2024

4 Stowport Ave, Crace, ACT, 2911

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Jason Hall

THE BRIEF: Family friendly location

ITS ADDRESSED:

The timed sale closing date is 25/8/2024 at 12:45pm. *THIS IS NOT AN ONLINE AUCTION.

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Nestled behind a charming white picket fence on Stowport Avenue, this delightful four-bedroom house in Crace, ACT, beckons families and upsizers alike to a home brimming with features and convenience. With its secure front and rear yards, this two-level residence offers a peaceful retreat within a stone's throw of Crace's vibrant market town.

Upon entry, the separate lounge room provides a tranquil space bathed in natural light. The heart of the home is the generous meals and family room, adjacent to a kitchen boasting stone benchtops, gas cooking, a dishwasher, and ample storage. Seamlessly extending your living space is an enclosed sunroom off the meals area, creating an additional oasis for relaxation or entertainment.

Two well-appointed bedrooms are situated on the ground level alongside a family bathroom. Upstairs, a study nook awaits at the top of the stairs, flanked by two more bedrooms, including an ensuite with convenient two-way access. Comfort is assured year-round with ducted heating and cooling, while internal access from the remote double garage adds an extra layer of security.

The low-maintenance yard, equipped with a garden shed, is perfect for busy families or those who prefer more leisure time. Just a flat walk away, Crace market town offers bars, cafes, a supermarket, restaurants, medical facilities, and a gymnasium. Nearby, Crace's excellent trails, parks, and the spectacular Crace Recreational Park, provide ample outdoor activities for all ages.

4 Stowport Ave is perfectly positioned for easy access to Gundaroo Drive, Belconnen, Inner North, Canberra City, and Gungahlin Town Centre, with public transport conveniently close by. This property promises a blend of comfortable living, community charm, and unrivalled convenience – a place you would be proud to call home.

Year built: 2012

Living size: 140.09m²

Enclosed sunroom: 16.16m²

Porch: 5.41m²

Double garage: 39.48m²

Total under roofline: 201.14m²

- * Offers a peaceful retreat within a stone's throw of Crace's vibrant market town
- * Separate lounge room providing a tranquil space bathed in natural light
- * Generous meals and family room adjacent to a kitchen boasting stone benchtops, gas

cooking, dishwasher, and ample storage

- * Enclosed sunroom off the meals area creating an additional oasis for relaxation or

entertainment

- * Two bedrooms and a family bathroom on the ground level
- * Study nook, two bedrooms including ensuite with two-way access upstairs
- * Ducted heating and cooling for year-round comfort
- * Security system
- * Internal access from remote double garage adding extra security
- * Low-maintenance yard with garden shed
- * Close proximity to Crace market town with bars, cafes, supermarket, restaurants, medical

facilities, and gymnasium

- * Nearby trails, parks, and Crace Recreational Park for outdoor activities
- * Easy access to major areas like Belconnen, Inner North, Canberra City, and Gungahlin Town

Centre

- * Public transport conveniently close by
- * Promises a blend of comfortable living, community charm, and unrivaled convenience - a

place to be proud to call home